



107 VESSAGE COURT 8A LEATHER LANE

LONDON, EC1N 7RF

£2,650

Includes heating and hot water

Situated on the 12th floor is this bright one bed apartment with a balcony offering unrivalled views over the City & St Pauls and benefits from being moments from Hatton Gardens.

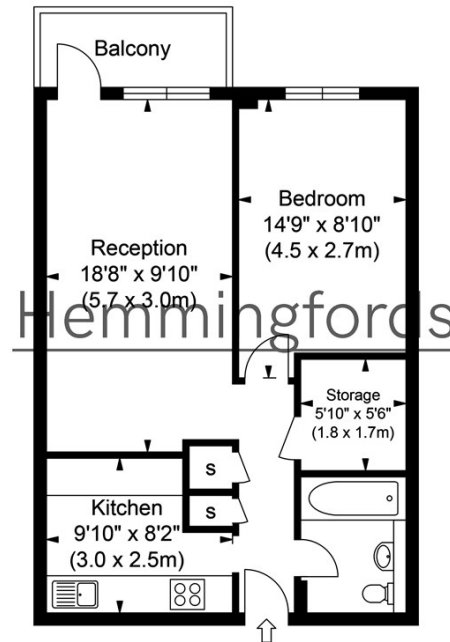
The property comprises a spacious reception room with wooden floors throughout leading to a private balcony with views over London's skyline, separate integrated kitchen which includes, dishwasher, washing machine and a heat pump dryers . Double bedroom with wardrobe, tiled bathroom and small storage room which includes fridge freezer and plenty of storage space.

The apartment is situated within walking distance to Fleet Street, the City, Barristers Chambers at Gray's Inn Gardens, Lawcourts, LSE and Kings college. The famous Leather Lane market is located a short distance walk away.

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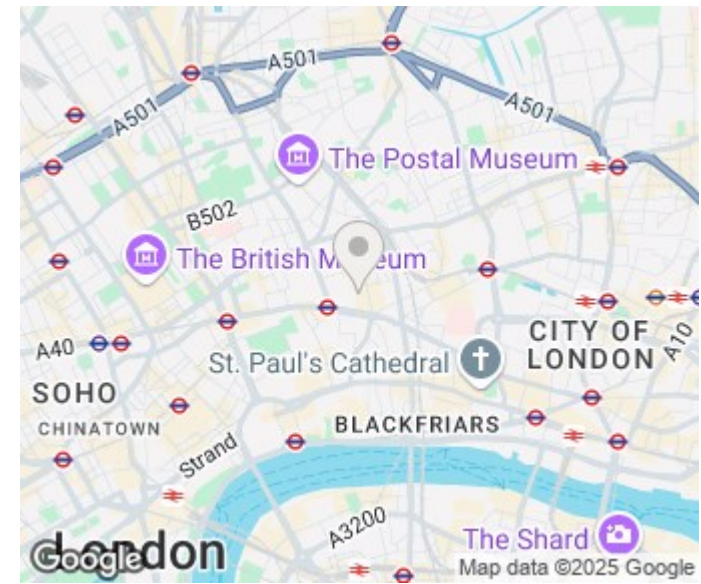
Vessage Court, EC1N

Approximate Gross Internal Area
518.17 sq ft / 48.14 sq m



Twelfth Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Lettings & Sales
Second Floor
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

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